

Hybid Farm Site Visit 4/12/13

Present: Rita McConnon, Bettina Abe, Tom Tidman, Jim Colman, Thomas Arnold, Amy Green, Fran Portante.

The group walked Hybid Farm property as well as the licensed conservation land portion. . The compliance checklist was filled out.

Area A has good vegetated cover.

Area B has good vegetated cover.

Area C has not yet been subdivided into C1 and C2. Hybid proposes to seed one section first, and then seed the other section once the ground cover on the first section has become stable, in order to accommodate Hybid horse herd movement and facilitate grass re-growing.

Rita is considering moving her run-in shed currently located in the corner between area C and the public conservation land trail. She would move it over the property line from Area C (licensed conservation land) onto Hybid property,. [Upon Bettina's consultation with the Building Dept. post site visit, once the shed is moved onto Hybid property, the setback must be 20' from the conservation land property line].

Bettina and Rita will work out creating, purchasing and installing plaques on access gates to areas A, B, C, D to inform the public of right to pass, pending direction from the ConCom regarding the wording.

Commissioners and NR staff will work on design plans for a public info panel, to be possibly located where Nagog Hill Conservation Land access trail abuts the run-in shed near junction of areas B and C.

Attendees noted that while the "chute" between area C and Area D is no longer used to move horses between the two areas, the "chute" area is bare ground and subject to erosion.

Attendees noted that there is erosion and sedimentation flowing directly into the wetland between Area C and Area D right next to the Hybid property line.

Issues identified at the site visit which need discussion by the Con Com:

1a. Whether Hybid can plant ground cover in Areas C1 and C2 consecutively, as proposed by Hybid, or whether all of Area C must be planted at once.

1b. Whether Hybid can use any part of Area C before ground cover is established in Area C.

[Note: Section 9.1 of the license states: The Licensees agree and commit to use reasonable best efforts beginning in October 2012 and continuing thereafter to establish and maintain a healthy ground cover in Area C. Until the Commission has determined that such ground cover is established in Area C, that area may not be used by the Licensees for any of the activities otherwise permitted in this Agreement.]

2. What should the wording regarding public access be on the plaques on the gates to conservation land?

3. Should there be an info panel that explains the license agreement with respect to the use of conservation land by Hybid and, if so, what should it say?

4. What ground cover should be planted in the area where the “chute” between Area C and Area D used to be?
5. What should be done about the erosion and runoff that is allowing sand/dirt to flow directly into the wetland between Area C and Area D right next to the Hybrid property line?
6. Does the Commission have any direction with respect to Hybrid moving the shed currently on conservation land between Area C and the trail, as is being considered by Hybrid?

Hybrid agreed not to proceed with any work related to the above issues until the ConCom provides direction.

- Action items going forward: Hybrid to construct public access gates for areas A to C and C to B and C to D.
- Put Hybrid Farm license agreement on Conservation Commission agenda for May, 2013. ConCom to discuss issues 1-6.
- Bettina to forward town counsel reply about surety bond to Tom A. and Jim C.
- Tom Tidman to discuss how to mitigate run-off into wetlands near area D with McConnon's.

Minutes respectfully submitted by Bettina Abe, proofed/edited by James Colman